

Eastham Historical Commission
February 15, 2022
Eastham Library Turner Meeting Room plus Via Zoom
Meeting Minutes

Present: Jeff Bumby, J. Holden Camp Jr., Marca Daley, Marie Forjan, Mark Herman, Sylvia Sullivan

Absent:

Guest:

1. The 2/15/22 EHC meeting was opened by Chairman J. Holden Camp Jr. at 10:33 a.m.

2. Minutes:

The minutes of the 1/18/22 meeting were moved for approval by Marca Daley, seconded by Sylvia Sullivan and unanimously approved.

3. Old business:

a. J. Holden Camp Jr. reported on a meeting with Eastham Town Administrator, Jacqueline Beebe:

- Discussion about the Historic Property Surveys: She agreed the town will send a copy of each property's survey to its owner, she and J. Holden Camp Jr. will draft the accompanying letter.
- Discussion about the OTCHD: She agreed the EHC can write a letter to all residence within the district about what it means to live in the district (their responsibilities as home owners, what they have to apply to the OTCHDC for approval to do).
- Discussion about procedures: She agreed communication among the various departments and the EHC involved in building permitting needs to be better. She will ask the new Town Assessor to include on assessor's data if a property has a form B and if it is in the Historic District.

b. J. Holden Camp Jr. reported the CDC has approved the application for funds so the Town of Eastham can buy the property at 580 Massasoit Road (where the COA Thrift Store is currently housed). Next the proposal will come up for approval at Town Meeting.

c. Member Jeff Bumby asked where we are on absorbing the Cemetery Commission into the EHC, J. Holden Camp Jr. reported that he believes the town will need to rewrite the charter to make that legal and he will check on that.

d. Abbott Award: Marie Forjan reviewed the status of the three property owners contacted in 2021 about being considered for the Abbott Award. One owner is only a summer resident and looks forward to meeting the EHC when they return for the season. A second has not responded despite several attempts to contact them, since it seems clear they are not interested, the EHC will not contact them further. The third has also not responded but they just bought the property last year, so it was decided Marie Forjan will try once more to contact them.

3. New business:

a. J. Holden Camp Jr. reported the property at 3 Nans Way has been demolished.

Because of a mix up in procedure, it was not brought up before the EHC for a demolition hearing as should have been. He further reported on concern of neighbors in the tight neighborhood over construction taking place during the peak summer rental months causing problems for summer renters. Additionally, construction has of now been halted leaving an open cellar hole, a danger to safety.

The EHC proposes to write a letter expressing concern about the mistakes made, that the town consider letting construction go forward to put in a foundation and safely securing the site and suggesting that construction could halt between Memorial Day and Labor Day. These should answer the neighborhood's concerns.

- b. Marca Daley reported on her ongoing research, for the Eastham Historical Society, of the Inn at the Oaks. The owner is interested in confirming the date of construction, which appears in records to be 20 or so years earlier than the construction and style of the building suggests. Members J. Holden Camp Jr. and Jeff Bumby had suggestions of where to find records that may further her research.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Marie Forjan". The script is cursive and fluid, with the first name "Marie" written in a larger, more prominent hand than the last name "Forjan".

Marie Forjan
Clerk, Eastham Historical Commission

Attachments: - *Commonwealth of Massachusetts Town of Eastham Planning Board decision on 3 Nans Way*
11/17/21
- *Detail of Eastham Map Showing Nans way*
- *Town of Eastham Assessor's Card for 3 Nans Way*

Note: Minutes with attachments are available in a binder at the Eastham Library in the Eastham Room.



TOWN OF EASTHAM

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All departments 508-240-5900 • Fax 508-240-1291
www.eastham-ma.gov

COMMONWEALTH OF MASSACHUSETTS TOWN OF EASTHAM PLANNING BOARD DECISION

**3 NANS WAY
MAP 7, PARCEL 516
BOOK 33105 PAGE 184**

CASE NO. PB2021-17
OWNER: Scott and Angela Fillion
APPLICANT: Scott and Angela Fillion
Home Rehabit LLC
111 Carver Street
Granby, MA 01033

HEARING DATE: November 17, 2021 **DECISION DATE:** November 17, 2021
FILING DATE: November 29, 2021

At a public hearing held on November 17, 2021 the Town of Eastham Planning Board, acting in the matter of Case No. PB2021-17 **VOTED** to **GRANT SITE PLAN APPROVAL - RESIDENTIAL** under Town of Eastham Zoning By-Laws Section XIV, Residential to demolish existing deck, construct addition and farmers porch in District A on a lot that contains less than 20,000 sf., resulting in Site Coverage Ratio greater than 0.15 and/or percentage of expansion greater than 2.5%.

Plans Reviewed:

“Site Plan” prepared for Scott and Angela Fillion by Ladue Land Surveying., dated 10/10/21, scale 1” = 20’.

“Proposed Addition and Renovation” prepared for Scott and Angela Fillion by Ladue Land Surveying, dated May 21, scale 1” = 20’.

“Septic System Modification Plan” prepared for prepared for Scott and Angela Fillion, by J.C. Ellis Design dated 9/1/21, scale 1”=2’0”

Findings of fact:

1. The property is located at 3 Nan’s Way Map 7, Parcel 516 and is located in the Residential Zoning District.
2. The Applicant has applied for Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4.2 (Residential Lot Intensity) and Section 10.1 (Site Plan Approval – Residential) to demolish existing deck, construct addition and farmers porch in District A on a lot that contains less than 20,000 sf., resulting in Site Coverage Ratio greater than 0.15 and/or percentage of expansion greater than 2.5%.
3. The proposed site coverage is 2,301 sf (30.7%) resulting in an 8.1% expansion.
4. The proposed project [**DOES NOT**] negatively impact existing native vegetation and soil or grade changes: *The site features a small grade change sloping downward towards the*

rear of the property. No grade changes are proposed as part of this proposal. No changes to the landscaping are proposed other than foundation plantings along the new addition.

5. The proposed project [DOES] relate harmoniously to the terrain and to the use, scale and proportions of existing and proposed buildings in the neighborhood: *The surrounding area is thickly settled and comprised of small cottages in close proximity. The residential use is allowed in the district. The proposed addition remains in scale and proportion to the current structure. The existing structure is a low slung cottage that blends into the surrounding site. The proposed additions will reflect traditional architectural designs and complement the existing building.*
6. The prevailing characteristics of the neighborhood [ARE] preserved by the plan as presented: *The proposal will maintain current design aesthetics of the existing cottage. The scale and proportion of the proposed additions will be in line with the existing buildings in the area. The small lot size of 7,500 sf results in a large site coverage ratio of 30.7%. However, this is only an 8% increase in overall coverage.*
7. The proposed project [DOES] avoid impact on steep slopes, flood plains, hilltops, dunes, scenic views and wetlands: *The site is located within the 100 foot buffer to a resource area Conservation Commission review is required. The proposed additions are designed to maximize scenic views of Cape Cod Bay. The proposal will not impede any scenic views to surrounding properties. No other negative impacts have been identified. Any issues pertaining to impacts on environmentally sensitive areas will be addressed through the Conservation Commission's review.*
8. The proposed project [DOES] have existing unique or significant environmental resources: *The property is located within 100 foot buffer to a resource area. Any issues pertaining to impacts on environmentally sensitive areas will be addressed through the Conservation Commission's review.*
9. The proposed site plan [DOES] maximize the convenience and safety of vehicular and pedestrian movement within the site and in relationship to adjacent ways: *No changes to the current driveway are proposed. Nan's Way is a small dead end dirt road that is used only by the few property owners. No negative traffic impacts are anticipated.*
10. 0 Abutters/Parties in Interest appeared IN FAVOR and 0 appeared IN OPPOSITION of the proposal. 0 letters was/were received IN FAVOR and 0 IN OPPOSITION.

MOTION by Craig to approve the findings of fact as stated, seconded by Weston

In favor:

Opposed: None

The VOTE: 6-0

Motion passed - Unanimous

MOTION by Craig to GRANT site plan approval of Residential Case PB-2021-17 with the following conditions,

PROPOSED CONDITIONS:

1. No Building Permit shall be issued until the application complies with all pertinent sections of the Town of Eastham Zoning By-Law.

2. The Applicant shall obtain a Building Permit from the Eastham Building Department prior to the start of the construction.
3. All exterior lights shall be down shielded to reduce light spill and nuisances to adjacent properties.
4. The Applicant shall verify bedroom count and septic design for adequacy with the approved plan with Eastham Health Department and if necessary, shall obtain Board of Health approval prior to issuance of a building permit.
5. The applicant shall if necessary, obtain Conservation approval prior to the issuance of a building permit.
6. The applicant shall if necessary, obtain Zoning approval prior to the issuance of a building permit.
- 7. In the event demolition, if necessary, obtain Historic Commission approval prior to the issuance of a building permit.
8. The applicant is responsible for providing building plans to the Eastham Building and Fire Departments. Plans shall contain information on construction methods and materials sufficient to conduct a full code compliance review.
9. Plan reviews conducted by town staff as part of this site plan approval have been conducted for conformance with applicable sections of the zoning bylaw and for adequacy of the site for public safety access and environmental impacts. Additional plan review for health and safety code compliance will be required and may result in changes to the approved plans.
Any changes to the proposed site plan date 10/10/21 or the building plans dated May 2021, except those that are de minimus must be reviewed by the Planning Board. If the Board finds a change to be substantial, re-notice is necessary for a new hearing.
10. Any changes to final grade must be reviewed by the Planning Board.
11. The Planning Board reserves the right to monitor the ongoing construction for compliance with the approved plan.

seconded by Weston

In favor: Coppelman, Weston, Nightingale, Craig, Kivlehan, Earley & Hobbs

Opposed: None

The VOTE: 7-0

Motion passed - Unanimous

Dan Coppelman, Chair
Eastham Planning Board

THIS DECISION HAS BEEN FILED WITH TOWN CLERK IN ACCORDANCE WITH EASTHAM ZONING BY-LAWS SECTION XIV. APPEALS TO THIS DECISION MAY BE MADE BY ANY PERSON AGGRIEVED PURSUANT TO M.G.L. CHAPTER 40A BY FILING SAID APPEAL WITH THE TOWN CLERK WITHIN TEN (10) DAYS OF THE DATE THIS DECISION WAS FILED.

Date Filed: _____

Cindy Nicholson, Town Clerk

This is to certify that ten (10) days have elapsed after this decision was filed and no appeal has been filed.

Date: _____

Cindy Nicholson, Town Clerk

This is to certify an appeal has been filed within ten (10) days of filing this decision.

Date: _____

Cindy Nicholson, Town Clerk



Police Station
Fire Station
Ice Rinks
Libraries
Schools
Town Hall
Lighthouses
Buildings
Three Neutral Islands
Parcels
MA Highways
US Highway
Numbered
Town Boundary
Abutting Towns
Ocean
Streets
Rivers & Stream
Open Water



Key: 2004

Town of Eastham - Fiscal Year 2022

8/30/2021

8:05 pm

SEQ #: 2.201

CURRENT OWNER										PARCEL ID									
HOME REHABIT LLC 111 CARVER STREET GRANBY, MA 01033										7-516-0 TRANSFER HISTORY HOME REHABIT LLC FILLION SCOTT M & ANGELA RUGGLES LIVING TRUST									
CD T AC/SF/JUN Nbrd INFL1 INFL2 ADJ BASE SAF INFL3 LPI VC CREDIT AMT ADJ VALUE										100 S 7,405 BCH 1,00 100 1,00 100 1,00 818,560 4,26 100 1,00 BGD 3,20 592,280									
TOTAL 7,405 SF										ZONING A FRNT 0									
Nbrd BAYSIDE										N R. HORTON PLAN 41/85 JUN 1930 LOT 89. VIEW PER									
INFL1 100										O 27/01 FIELD REVIEW									
INFL2 100										E									
TY QUAL COND DIM/NOTE YB UNITS ADJ PRICE RCNLD										SHF A+ 1.08 75 0.75 10*12 2011 120 16.63 1,500									
BUILDING CD ADJ DESC										MEASURE 5/11/2021 JR									
MODEL 1 RESIDENTIAL										LIST									
STYLE 6 0.90 BUNGALOW (100%)										REVIEW 9/19/2018 BE									
QUALITY A 1.00 AVERAGE (100%)																			
FRAME 1 1.00 WOOD FRAME (100%)																			
YEAR BLT 1936 SIZE ADJ 1,220										ELEMENT CD DESCRIPTION ADJ									
NET AREA 749 DETAIL ADJ 0,900										FOUNDATION 3 FOUND WALL 1,00									
SNL/RCN \$185 OVERALL 1,050										EXT. COVER 1 WOOD SHINGLES 1,00									
CAPACITY UNITS ADJ										ROOF SHAPE 1 GABLE 1,00									
STORIES 1 1,00										ROOF COVER 1 ASPHALT SHINGLE 1,00									
ROOMS 4 1,00										FLOOR COVER 4 TILE 1,00									
BEDROOMS 2 1,00										INT. FINISH 3 WOOD PANEL 1,00									
BATHROOMS 1 1,00										HEATING 7 FL/MALL FURN. 1,00									
HALFBATHS 0 1,00										FUEL SOURCE 9 PROPANE 1,00									
% A/C 0 1,00										NBHD 110 NBHD 80 1,00									
GARAGE SPACES 0 1,00										SEASONAL 1 YES 1,00									
FIXTURES 3 \$2,100										PRIVATE ROAD 1 YES 1,00									
BLDG COMMENTS										FY22 LEFT CARD FOR LIST									
PHOTO 05/11/2021										ASSESSED CURRENT PREVIOUS									
										LAND 592,300 538,300									
										BUILDING 96,900 88,100									
										DETACHED 1,500 1,500									
										OTHER 0 0									
										TOTAL 690,700 627,900									
CLASS CLASS% DESCRIPTION BNID BN CARD										1010 100 SINGLE FAMILY 06/18/2003 1 1 of 1									
PMT NO PMT DT TY DESC AMOUNT INSP BY 1st %										2000-162A 08/16/2000 10 FIELD REVIEW 16,000 06/30/2001 PK 0 0									
										3 MAINTENANCE 06/30/2001 EST 100 100									
TOTAL RCN 138,435										TOTAL RCN 138,435									
CONDITION ELEM CD										CONDITION ELEM CD									
EXTERIOR A										EXTERIOR A									
INTERIOR A										INTERIOR A									
KITCHEN U										KITCHEN U									
BATHS A										BATHS A									
HEAT/ELEC N										HEAT/ELEC N									
EFF. YR/AGE 1979 / 41										EFF. YR/AGE 1979 / 41									
COND 30 30 %										COND 30 30 %									
ECON 0										ECON 0									
DEPR 30 % GD 70										DEPR 30 % GD 70									
RCNLD \$96,900										RCNLD \$96,900									